



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: PZRZ15-00039
Application Type: Rezoning
CPC Hearing Date: April 21, 2016
Staff Planner: Jeff Howell, 915-212-1607, HowellJB@elpasotexas.gov
Location: 201 Shadow Mountain
Legal Description: Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas
Acreage: 4.03 acres
Rep District: 8
Existing Zoning: C-1 (Commercial)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From C-1 (Commercial) to G-MU (General Mixed-Use)
Proposed Use: Mixed Use
Property Owner: Ten East Partners, L.P., a Texas Limited Partnership
Representative: Josh Meyers

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Retail
South: C-1 (Commercial) / Financial Institution
East: A-O (Apartment-Office) / Apartments
West: C-1 (Commercial) / Retail

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)

NEAREST PARK: Palo Verde Park (3,922 feet)

NEAREST SCHOOL: Western Hills Elementary School (3,734 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 6, 2016. The Planning Division received 4 emails, a petition with 73 signatures and 4 phone calls in opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-1 (Commercial) to G-MU (General Mixed-Use). This proposed development will consist of a 781,120 square foot, 22 story mixed use tower, 256' in height. The development proposes 228 apartment units, 219 hotel rooms, and 41,691 sq. ft. of retail space, and 55,337 square feet of landscaping. The mix of uses proposed is detailed in the Master Zoning Plan (MZP) Report (attachment 4). A parking garage is proposed to accommodate the 715 proposed vehicular parking spaces (710 are required). ADA and bicycle parking spaces are provided per code. Three points of access are provided off Shadow Mountain Drive.

ANALYSIS

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
 - b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - ii. That the design of streets and buildings reinforce safe environments.
 - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
 - iv. That public gathering spaces be provided in locations that reinforce community identity.
 - v. That the preservation and renewal of historic buildings be facilitated.

- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant generally complies 20.10.360(G)(1), however a reduction in height is recommended to be more compatible with the adjacent development

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
 - a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant generally complies 20.10.360(G)(2), however a reduction in height is recommended to be more compatible with the adjacent development.

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in any mixed residential area;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
 - h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

20.10.360(G)(4) is not applicable to the proposed development.

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

The applicant complies 20.10.360(G)(5)

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies 20.10.360(G)(6)

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The applicant complies 20.10.360(G)(7).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-1 (Commercial) to GMU (General Mixed-Use) and acceptance of the Master Zoning Plan subject to the following conditions. The conditions are as follows:

1. Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.
2. Transportation comments shall addressed prior to City Council.
3. Traffic mitigation fees are to be paid prior to the issuance of any building permits.

The approval recommendation is based on the compatibility with existing commercial and apartment uses in the area and the Future Land Use Map. However, the Planning Division recommends a reduction in the proposed height to be more comparable to existing tower structure in the vicinity.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

COMMENTS:

Planning & Inspections Department - Planning Division - Transportation

A TIA shall be required. Required revisions to TIA include:

1. The TIA distributes trips onto Lancer's club way as a second point of access for the property. If Lancers Club Way is a private road, then the TIA needs to be modified to redistribute trips off of the private road.
2. The TIA shows that mitigation to optimize the signal timing and installation of traffic signal improvements at Mesa/Sunland/Shadow Mnt intersection is required.
 - a. Specify that the proposed signal timing modification to increase the cycle length to 150 seconds will include the entire coordinated system and not just one intersection.
 - b. Specify the proportionate share for proposed signal timing.
 - c. Specify the proportionate share for installation of right turn overlap for south bound approach on Shadow Mountain.
3. The TIA shows that mitigation is required at Pebble Beach/Shadow Mnt
 - a. Installation of north bound protected/permitted left turn phasing for Shadow Mnt. Proportionate share (7%)
 - b. Install a dedicated right turn lane with a storage length of 50' for east bound approach at Pebble Beach and Shadow Mnt (100%). Traffic Engineer approval is required for mitigation to be completed as part of the development.

Planning & Inspections Department – Plan Review

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

Planning & Inspections Department – Plan Review - Landscape

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

Planning & Inspections Department - Land Development

1. Add to general notes on final plat: All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
2. Show proposed drainage flow patterns. Label the proposed pond as a "Private retention pond".
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. The applicant may need to seek re-approval of the site plans from CPC if there is a failure to comply.

Fire Department

Recommendation: APPROVAL

El Paso Streets and Maintenance Department

See Transportation comments.

Capital Improvements Department

We have reviewed 201 Shadow Mountain, rezoning case # PZRZ15-00039 from C-1 (Commercial) to G-MU (General Mixed-Use) and map and on behalf of CID Parks Planning Division we offer Owner / Applicant the following comments:

Please note that this parcel of land (Lot 1, Block 1, Shadow Mountain) was recently plated on March 20, 2013 and covenants restricting all residential uses were filed with the original subdivision.

If the rezoning to G-MU (General Mixed-Use) is approved to allow residential and non-residential components within the same building, then per the Master Zoning Plan for the development, Applicant is proposing a "Vertical Mixed-use Development" where the Non-residential component is less than 20% of the entire square footage of the development therefore, per Section 19.20.030 (A)(1)(e)(ii)(B) "Park fees" for the entire development will be assessed on the number of residential units (total of **228** units) at a rate of \$680.00 based on Multi-family requirements as follows:

Based on the following calculations, Applicant shall be required to pay "Park fees" in the amount of **\$155,040.00 00** based on Residential requirements for Multi-family dwelling units.

228 Dwelling Units at a rate of \$680.00 based on Multi-family = **\$155,040.00**

Please allocate generated funds under Park Zone: NW-6

Nearest Park(s): Palo Verde & Snow Heights

If density is increased /decreased, then "Park fees" will be re-assessed based on applicable conditions; park fees paid for the original subdivision in the amount of \$4,170.00 will be accredited towards final assessed "park fees".

Texas Department of Transportation

The subject property is not on a state roadway, and therefore does not require TxDOT review.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along the east side of Shadow Mountain Dr. The water main is located approximately 48-feet west from the eastern subject property line. This main is available for service.
3. Previous water pressure from fire hydrant #2882 located approximately Shadow Mountain/Enterprise, Median has yield a static pressure of 120 (psi), a residual pressure of 110 (psi), and a discharge of 1404 gallons per minute.
4. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

5. There is an existing 12-inch diameter sanitary sewer main along the east side of Shadow Mountain Dr. the sewer main is located approximately 27-ft east from the western subject property line. This main is available for service.

General:

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

Attachment 5: Letter of Opposition

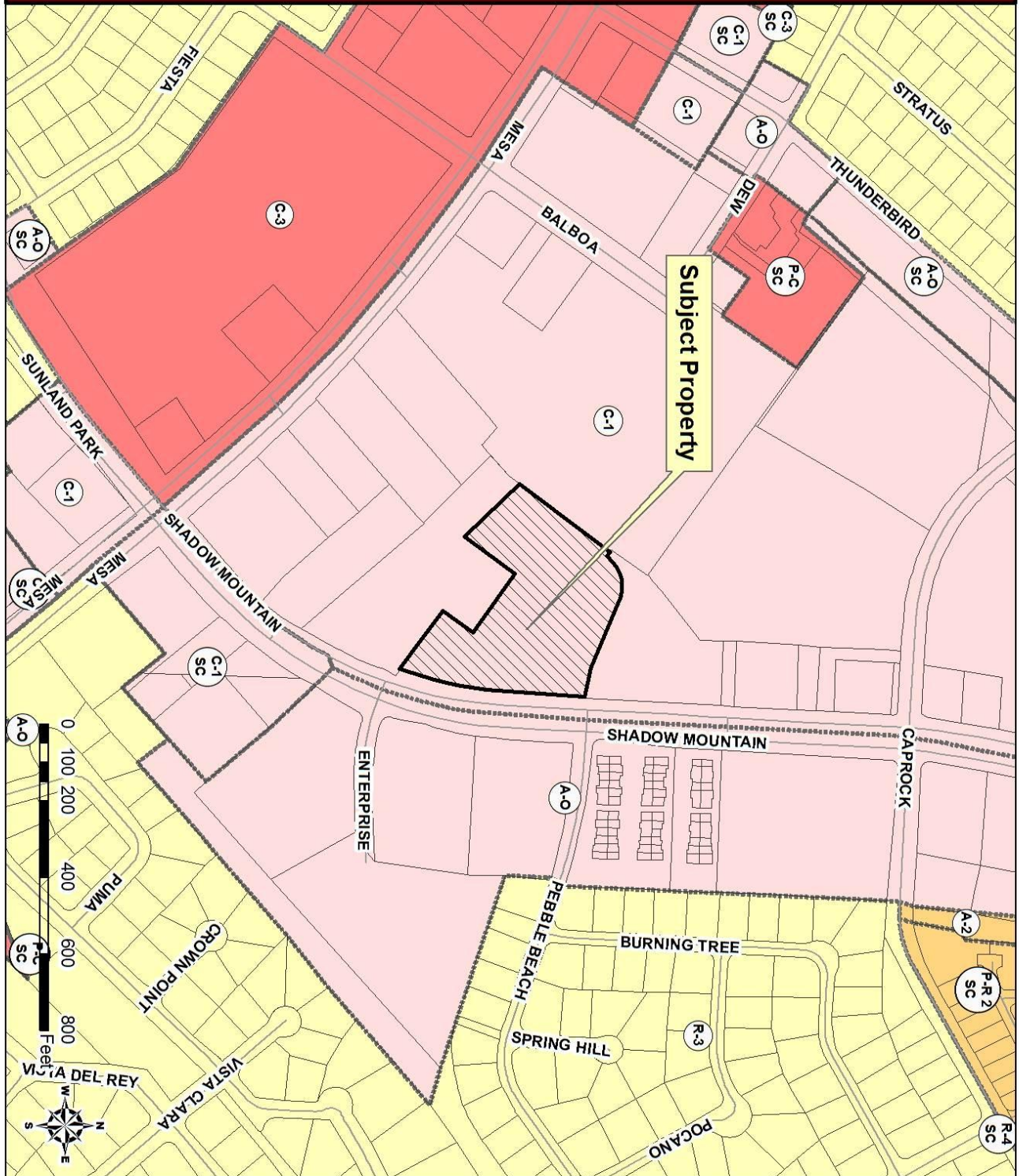
Attachment 6: Letter of Opposition

Attachment 7: Letter of Opposition

Attachment 8: Letter of Opposition with signatures

ATTACHMENT 1: ZONING MAP

PZRZ15-00039



ATTACHMENT 2: AERIAL MAP

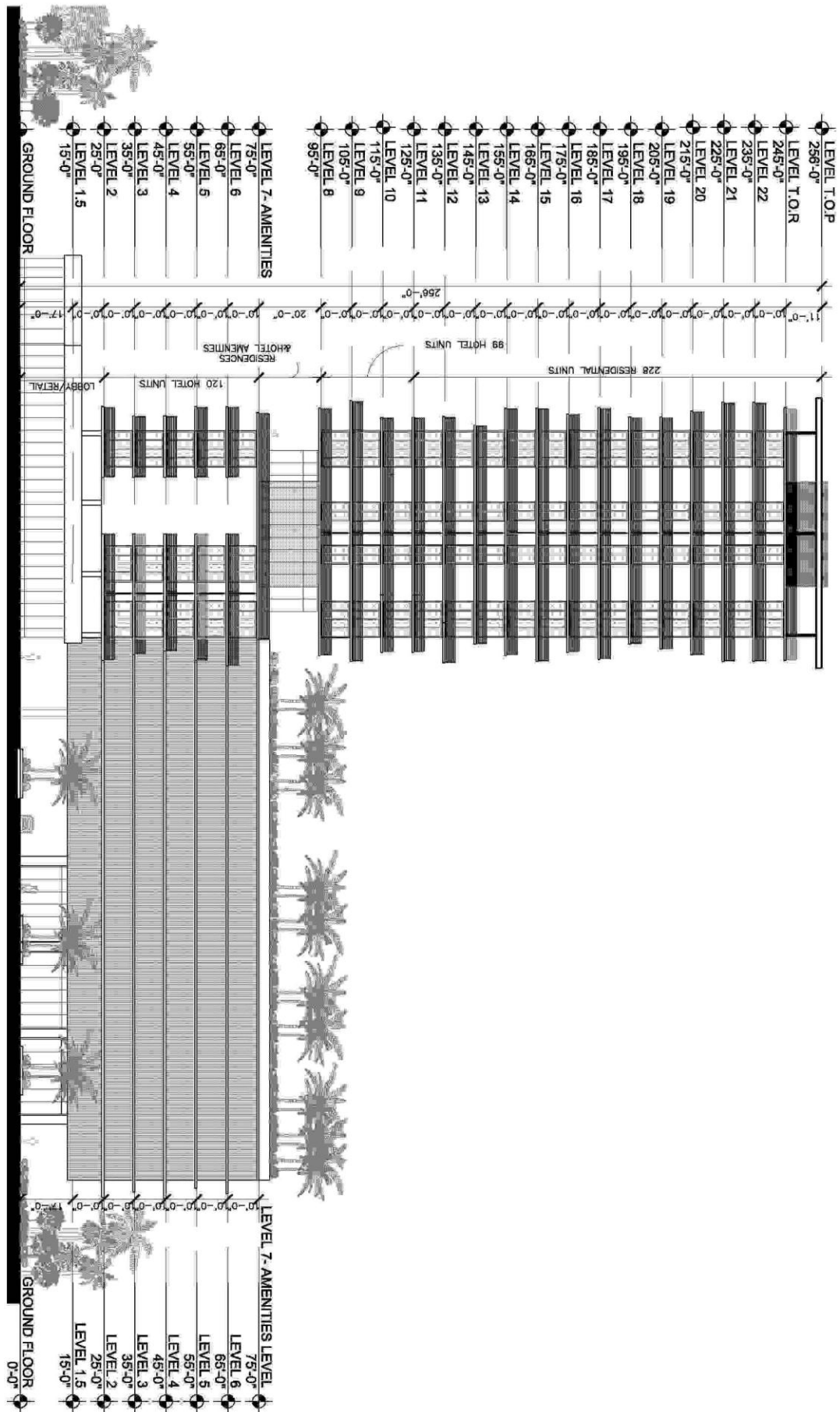
PZRZ15-00039



A. F. MILLER SURVEY
TRACT 15A



ATTACHMENT 3: MASTER ZONING PLAN (MZIP)



Master Zoning Plan for a General Mixed-Use

Shadow Mountain

I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including offices, retail, apartments, single family attached units, walk ups, duplexes and row houses. Being located close to Sunland Park Mall, Coronado Shopping Center and the Mesa Street and Sunland Park corridor is a plus. This new district will enhance the neighborhood; promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the city.

These Objectives will be followed with these outlines initiatives:

- Accommodate an innovative designed project that promotes multifamily houses and retail uses in West El Paso;
- Provide a center that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Medical Center, Mid-Town, Sunland Park and West side Walmart;
- Continue with the redevelopment patterns that the City of El Paso is promoting;
- Demonstrate that these trends are economically and socially feasible in West El Paso.

II. Objective:

This District will accommodate an innovative Multifamily Living with retail and interior open spaces, while providing individual structured parking.

III. Characteristics:

Description: The district will replace an empty land lot of 4.16 acres with a modern building that will house 42,000 square feet of retail space, over 100,000 Square feet of common open space, 219 hotel units and 228 apartment dwelling units.

The site is designed as an urban infill plan that allows the introduction of public pedestrian and vehicle or circulation from neighboring communities both commercial and residential through the site. The design of the site is promoting and accommodating and implementing both vehicular and pedestrian circulation connecting Mesa to Shadow Mountain via a connector aligned with Pebble Street.

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

The shaded and landscape pedestrian circulation is landscaped with Xeriscaping and shadow trees aligned within hard scape. The project allows for green pocket parks and outdoor public seating and congregating areas. There is a pocket park for the retail and another pocket park with public art for the entrance into the residential lobby on Shadow Mountain road.

The connector boulevard wrapping around the site for the vehicular, bicycle, and pedestrian is lined with landscaping and benches seating areas as well as vita exercise Anna Lee near park distribution with pedestrian sidewalk which continues around as it connects via pebble to Shadow Mountain and on to Mesa.

The purely pedestrian connection is done through a pedestrian promenade open to the sky that connects the residential lobby and commercial on Shadow Mountain and connects pedestrian movement to the hotel lobby and retail and spa. The entrance to the hotel and spa is aligned with a linear park and with a pocket park.

The building is designed to blend in with colors and hues and tones of the ridges and Shadow Mountain. The building has colors and tones of browns and bronze and ochre and red colors similar to the sunset of the El Paso over the Rio Grande River.

The concept is to design a building that is unique to El Paso.

The amenity xeriscaping landscaped terraces and pool deck promotes and allows for the open shaded and natural assembly for the hotel and the residential community congregation area which is open 360°.

The building floats 25 feet above on top of the community residential and hotel Terrace area that promotes and allows open views to Shadow Mountain as well as to the Rio Grande and to El Paso and Juarez in the background.

The project is designed as a LEED project. Orienting to the Sun to maximize the views of the Rio Grande and the mountain ridges while promoting the natural light around the site. The floating of the building allows for the natural cross ventilation and natural breezes to be promoted on the site.

The Building is oriented and is designed as well as providing shade and shadow onto the building with the large overhang shade balconies and terrace shadowboxes in order to mitigate the solar gain on the glass on the tower.

The landscape-xeriscaping at the ground level continues onto the amenity level and continues on the vertical screen walls of the garage allowing for the cars to be fully hidden from the public right away while the xeriscaping continues to go down from the planters of the amenity terraces above and up from the ground Landscape surrounding the building on all four sides. The building is designed to have 360°

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

accessibility and visibility. All the services and loading is done internally hidden away from sight of public right of ways.

Access: This neighborhood center will have retail access along Shadow Mountain Drive. Each individual unit will be located in the main tower and have its own parking in an attached parking garage. Access to the parking garage will be from Pebble Beach Drive where an entrance ramp to the 5 story parking garage will be located. Pedestrian access will be from a pedestrian bridge which connects the tower to the parking garage.

Setbacks:

- Principal Front (Shadow Mountain): 7'-5"
- Secondary Front (Pebble Beach DR): 20'-0"
- Side : 45'-0"
- Rear: 89'-6"

Density:

- 228 Residential Units
- 219 Hotel Units

Landscaping:

- 55,337 SF.

Parking:

- 715 parking spaces
- 291,545 SF.

Sub Districts: N/A

Phasing: One Phase

Floor Area Ratio:

- 4.30:1

Special Privilege: N/A

IV. Relationship with Plan for El Paso:

This district will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's goals to revitalize the City and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a tight walkable community with schools, churches, and retail within walking distance. This district will strengthen it by providing a modern and additional retail, apartments and hotel that will enhance the neighborhood.

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Shadow Mountain City Centre Mix Use Table							
		Set Backs				Ceiling Height	Maximum Building Height
Use	Min. Area SF.	Front	Back	N. Side	S.Side		
Commercial Uses						15'-0"	256'-0"
ART GALLERY	400	0	0	0	0	15'-0"	256'-0"
ATHLETIC FACILITY	400	0	0	0	0	15'-0"	256'-0"
AUTOMATED TELLER MACHINE ATM	400	0	0	0	0	15'-0"	256'-0"
BAKERY	400	0	0	0	0	15'-0"	256'-0"
BANK	400	0	0	0	0	15'-0"	256'-0"
BARBER SHOP	400	0	0	0	0	15'-0"	256'-0"
BEAUTY SALON	400	0	0	0	0	15'-0"	256'-0"
BILLIAR AND POOL HALL	400	0	0	0	0	15'-0"	256'-0"
BINGO HALL	400	0	0	0	0	15'-0"	256'-0"
BOOK STORE	400	0	0	0	0	15'-0"	256'-0"
BOUTIQUE	400	0	0	0	0	15'-0"	256'-0"
BOWLING ALLEY	400	0	0	0	0	15'-0"	256'-0"
BREAD AND BAKERY PRODUCT MAN.	400	0	0	0	0	15'-0"	256'-0"
BREWERY	400	0	0	0	0	15'-0"	256'-0"
CAFETERIA	400	0	0	0	0	15'-0"	256'-0"
CLINIC	400	0	0	0	0	15'-0"	256'-0"
COMMUNITY RECREATIONAL FACILITY	400	0	0	0	0	15'-0"	256'-0"
COMPUTER ELECTRONIC PRODUCT ASSE.	400	0	0	0	0	15'-0"	256'-0"
COURIER & MESSAGE SERVICE	400	0	0	0	0	15'-0"	256'-0"
CREDIT UNION	400	0	0	0	0	15'-0"	256'-0"
DELICATESSEN	400	0	0	0	0	15'-0"	256'-0"
ELECTRONIC EQUIPMENT REPAIR	400	0	0	0	0	15'-0"	256'-0"
EXERCISE FACILITY (INDOOR)	400	0	0	0	0	15'-0"	256'-0"
FINANTIAL INSTITUTION	400	0	0	0	0	15'-0"	256'-0"
FLOWER SHOP	400	0	0	0	0	15'-0"	256'-0"
GOVERNAMENTAL USE	400	0	0	0	0	15'-0"	256'-0"
HOBBY STORE	400	0	0	0	0	15'-0"	256'-0"
HOME IMPROVEMENT CENTER	400	0	0	0	0	15'-0"	256'-0"

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

ICE CREAM PARLOR	400	0	0	0	0	15'-0"	256'-0"
ICE SKATING FACILITY	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY ROOM	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY COMMERCIAL	400	0	0	0	0	15'-0"	256'-0"
MASSAGE PARLOR	400	0	0	0	0	15'-0"	256'-0"
MINIATURE GOLF COURSE	400	0	0	0	0	15'-0"	256'-0"
MOVIE THEATRE(INDOOR)	400	0	0	0	0	15'-0"	256'-0"
MUSIC STORE	400	0	0	0	0	15'-0"	256'-0"
NIGHTCLUB,BAR,COCKTAIL LOUNGE	400	0	0	0	0	15'-0"	256'-0"
OFFICE,PROFESIONAL	400	0	0	0	0	15'-0"	256'-0"
ON SITE PARKING	400	0	0	0	0	15'-0"	256'-0"
OPEN SPACE(COMMON,PUBLIC OR PRIV.)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(HIGH VOLUME)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(LOW VOLUME)	400	0	0	0	0	15'-0"	256'-0"
PARK , PLAYGROUND	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT(DRIVE IN OR WALK IN)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT SIT DOWN	400	0	0	0	0	15'-0"	256'-0"
SHOE REPAIR SHOP	400	0	0	0	0	15'-0"	256'-0"
SPECIALTY SHOP	400	0	0	0	0	15'-0"	256'-0"
SPORTING GOODS STORE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,DANCE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,PHOTOGRAPHY	400	0	0	0	0	15'-0"	256'-0"
SUPERMARKET	400	0	0	0	0	15'-0"	256'-0"
SUPERSTORE	400	0	0	0	0	15'-0"	256'-0"

Parking							
GARAGE OR LOT PARKING (COMERCIAL)	50,000	0	0	0	0	7'-6"	75'-0"
GARAGE OR LOT PARKING (PRIVATE)	50,000	0	0	0	0	7'-6"	75'-0"

Residential Uses							
APARTMENT(5 OR MORE UNITS)	400	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"
HOTEL	200	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"

ATTACHMENT 5: LETTER OF OPPOSITION

Name: Debbie Price

Email: shpcounsel@sbcglobal.net

Phone: 9152695440

Comments: City Planning meeting to rezone Lot 1, Block 1, Shadow Mountain needs to be postponed. I was just notified of this proposal and it will affect my neighborhood drastically. Notification of this proposed change needs to be sent to ALL neighborhoods within a mile radius since it is a 22 Story TOWER!

ATTACHMENT 6: LETTER OF OPPOSITION

Dear Mr. Howell,

I am writing to express that I am against the proposed high rise at Mesa and Shadow Mountain. There is already heavy traffic in this area and we do not need this addition to our neighborhood. The green sign with number that is posted for opinions on the rezoning is bogus and does not work and it cannot even take messages. I am against against this rezoning. We do not want a high-rise apartment/hotel in our neighborhood!

If you have any questions I can be reached at 915-203-2424

Sincerely,

Yvonne E. Maldonado, DDS

[405 Pocano Lane](#); 79912

[441 Pocano Lane](#); 79912

7636 Windcrest; 79912

260 Lindbergh; 79932

Sent from my iPhone

Mr. Howell,

Please include in your report that we did not receive a letter and adequate notice at any of our residences regarding the desire to rezone Shadow Mountain at Pebble Beach and Mesa street.

Sincerely,

Yvonne E. Maldonado, DDS

Sent from my iPhone

ATTACHMENT 7: LETTER OF OPPOSITION

Name: Donald E. Moss, Ph.D.

Email: dmoss@utep.edu

Phone: 9155812610

Comments: The proposed high-rise building on Shadow Mountain Road is unacceptable to the neighborhood and there will not be enough parking. Traffic on Shadow Mountain will be unbearable. You MUST block this development.

ATTACHMENT 8: EMAIL WITH LETTER OF OPPOSITION

Mr. Howell-

I have attached a scanned copy of a letter I wrote concerning the rezoning application of the lot on Shadow Mountain. Please take into account all signatures were obtained within 24 hours as minimal notice to this rezoning was given by news media. I am confident many additional signatures could be easily obtained from other residents of the area with more time. Please feel free to contact me with any additional questions at 915-207-0186 or by email at KIngramMD@gmail.com. I am happy to provide hard copies of the petition if necessary, but will most likely be unable to attend the meeting tomorrow as it is during my normal work hours. Thank you for your help.

Sincerely,

Kristyn Ingram, MD

April 18, 2016

To City Plan Commission Staff:

We are writing to express our concerns about the new development planned for Lot 1, Block 1 of Shadow Mountain Dr (PZRZ15-00039). We are not opposed to development of the lot for commercial purposes and see value in additional walkability and retail space in the neighborhood. However, we do feel the height of the building is excessive and out of proportion to other buildings in the neighborhood. In fact, the only building taller in the city would be downtown which would be a much more ideal location for a building of this size. This building would be almost twice as tall as the Coronado Tower on Mesa and would disrupt the beautiful views of the city enjoyed by homeowners. Also, in our research, apartments in the area currently have multiple vacancies so the demand for 200+ additional living spaces on Shadow Mountain seems to be overstated. Perhaps most importantly, the development does not address the impact of 400-1000 more drivers on the road at the already overtaxed intersections at Shadow Mountain and Mesa and Pebble Beach and Shadow Mountain. In peak traffic times it is not uncommon for the intersection of Shadow Mountain and Mesa to back up past Caprock Ct even back to Silver Springs Dr or Thunderbird Dr. Until the roads in the area have been adequately adjusted to accommodate additional traffic we feel this development needs to be rethought. It appears your staff report came to many of these same conclusions. Please consider restrictions which scale down this project and keep our neighborhood a pleasant place to live.

Sincerely,

Concerned citizens

Name

Address

The Ingram Family	321 VISTA DEL REY DR, 79912
Megan O'Meara	4921 N. MESA ST.
Angela Huerfano	1061 ALVARADO ST EPT 79907
Constance	1108 CERRITO BRJO LN, EL PASO 79912
Michael Khod	415 S MESA HWY DR. EL PASO TX 79912
Ellen Nightingale	4113 Boxburg El Paso, 79928
Richard Phillips	5890 Bradfield Dr Apt. 2055 El Paso TX 79912
LUZ ESCOBAR	1600 BELVIDERE
Danie Huf	P.O. Box 603 Santa TERESA D.M. 88008
Chad	1721 Lander Rush 79911
Kristyn Ingram	4242 Hondo Pass Ste 109 El Paso TX 79904
Wenny Cabrera	604 MISSISSIPPI AVE EL PASO TX 79902

Name

Address

Breanne Kennedy 1088 Dona Beatriz El Paso TX 79932
 David Beena 6320 Calle del Oro Dr. EL PASO TX 79912
 Rogelio Ledesma 921 Le Baron Rd El Paso, TX 79907
 Astrid Juarez 5521 Cedar Creek El Paso TEXAS 79912
 Myriam Gutierrez 11164 Gordon Cooper El Paso TX, 79936
 DENNISSE MOYA 6165 THUNDER RIVER PL. EL PASO TX, 79932
 Becky Flores 2431 Pittsburgh El Paso, TX 79930
 MICHAEL HUFFMAN 3041 Tierra Fresno Dr El Paso TX 79938
 TINA HUFFMAN 3221 East Sun Dr El Paso TX 79930
 Tamara Fitzgerald 6259 Franklin Hawk El Paso TX 79912
 Jean Bezdrcech 14203 Desert Stone Dr Horizon City, TX 79928
 Stephanie Triolo 5001 Bragg Ave El Paso, TX 79904
 Cynthia Salcedo 5461 Redox St El Paso, TX 79932
 Benjamin Caceres 5869 Via Cuesta Dr, El Paso, TX 79912
 Eulalia Wallis 1125 Sunshadow EP TX 79912
 Sandra Baca 12517 Paseo Azul EP TX 79928
 Jessica Matthews 3104 Flax El Paso, TX 79925
 DAVID FURER 3001 Camaleon EL PASO, TX 79936
 Luis Ochoa 12235 Stensbury El Paso TX 79928
 Abimael 6416 Pizarro Apt. B El Paso TX 79912
 Kinosh Mahabhar 5466 Copper cloud fire El Paso TX 79912
 WAYDE MALKIN 140 N. Raynolds #2 El Paso TX 79905
 Steve Ross 1161 Calle Lomas Dr. 79912
 Sosthy Chamarmi 5001 N. Mesa St. El Paso 79912
 William Finches 11002 Lakewood El Paso TX 79935
 Monica Luna 612 Alicante Way 79912
 (A. J. J. J.) 6431 Belton Rd. El Paso, TX 79912
 Karina Maynor 4504 Boca Willow Way, 79922
 Alejandra de Castro 232 Northbrook Ct. ELP, TX 79932
 Gabriela Lozano 6833 Dew Drive, ELP, TX 79912
 Brenda Valadez 4303 Santa Rita ELP, TX 79912
 Bill Case 424 Indian Bl. Ft. Rd. El Paso, TX 79912
 Anna B. White
 Dora Fulkerson 627 Country Club Rd EP TX 79932
 Maggie Garcia 6612 Parque Del Sol EP TX 79911
 ARIANA DAVIS 7433 PLAZA TAURINA EL PASO TX, 79912
 Patricia Aguirre 7653 Paiute Way El Paso, TX 79912
 Noemi Ojeda 142 Elvira Way El Paso TX 79922
 Christina Marteau 5834 Mira Serena El Paso, TX 79912

Name

Address

Kathleen & Philip Becker	1092 Thunderbird Dr El Paso 79912
Dominic DeSantis & Lindsey DeSantis	350 N. Festival Dr. Apt. 1115 El Paso 79912
Edo Peralta	1513 Via Appia El Paso 79912
Angel Peralta	5904 Quinta Real El Paso 79912
Jesus Rodriguez	1001 Singing Hills El Paso 79912
Fior Quevedo	1271 Hidden Desert 79912
Jennifer Molina	324 Vista Pul Ray Dr 79912
Randy Orzech	5848 Laramie Blvd
Melissa Mayallanez	105 comerciantes blv. apt 315 Junta 4 Terza
Lorena Lozano	7344 Playa Landing El Paso 79911
Kevin Kim	7049 Westwind Dr El Paso 79912
XAVIER VAZQUEZ	9333 LAIT EL PASO TX 79925
Annette Torres	611 Arredondo, El Paso 79912
Gabi Barragan	1533 Fiesta Dr, El Paso 79912
Veronica Barragan	

> via online request

Name

Address

Conrad W. [unclear]	4701 JanWay, 79935
Ben [unclear]	Turnstone 79924
Edna Hamilton	10941 Babe Ruth St. 79934
Benjamin [unclear]	5001 Baege 79904
Edna Hamilton	10941 Babe Ruth St 79934
Jim Hamilton	10941 Babe Ruth St 79934